

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-25-30732

Send Tax Notice To: Jimmy M. Havranek  
Shannon R. Havranek

1080 Eagle Valley Dr  
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH  
REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:  
County of Shelby

That in consideration of the sum of **Two Hundred Thirty One Thousand Dollars and No Cents (\$231,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Walker Family Holdings, LTD**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jimmy M. Havranek and Shannon R. Havranek, joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is Hwy 47, Shelby, AL 35143**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of August, 2025.

WALKER FAMILY HOLDINGS, LTD  
Johnny Walker  
Johnny Walker  
Managing Member

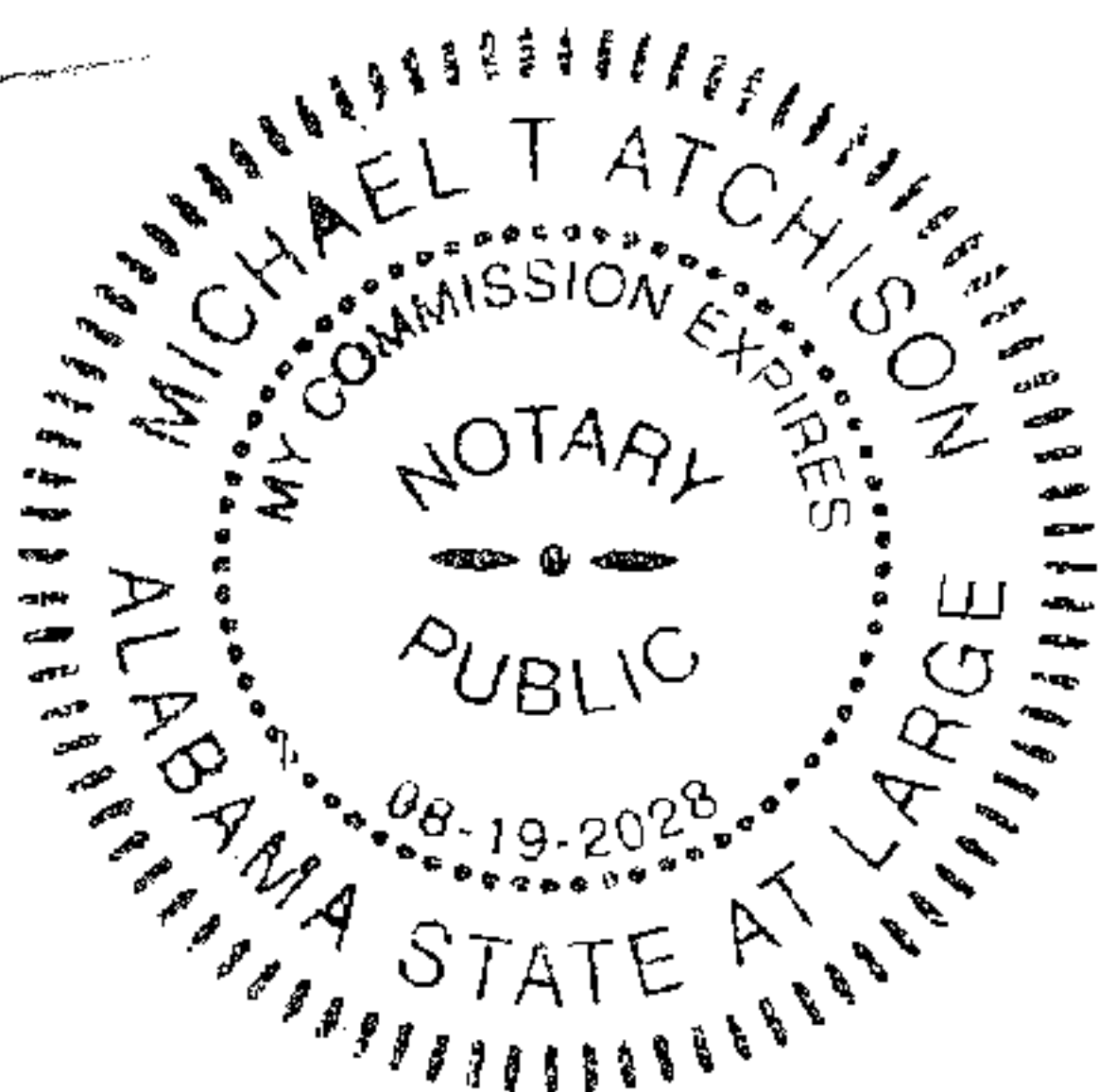
State of Alabama  
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Johnny Walker as Managing Member of Walker Family Holdings, LTD is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 28th day of August, 2025.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: August 19, 2028



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 3:**

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 1 East; thence run South 00 degrees 41 minutes 22 seconds East along the West section line for a distance of 438.21 feet for the point of beginning; thence continue South 00 degrees 41 minutes 22 seconds East for 870.52 feet to the northerly right of way line of Pool Road; thence the following calls along said North right of way line South 87 degrees 59 minutes 17 seconds East for 261.28 feet to a found cap rebar; thence North 87 degrees 07 minutes 08 seconds East for 238.97 feet; thence South 88 degrees 36 minutes 57 seconds East for 87.49 feet; thence South 85 degrees 29 minutes 11 seconds East for 261.60 feet; thence North 86 degrees 03 minutes 16 seconds East for 231.69 feet;to the intersection with the westerly right of way of Highway #47; thence leaving said Pool Road run North 03 degrees 35 minutes 28 seconds West along the westerly right of way of said Highway #47 for 940.91 feet; thence run South 86 degrees 24 minutes 32 seconds West for 1032.74 feet to the point of beginning. Situated in Shelby County, Alabama.  
According to the survey of Karl Hager, Alabama Registered No. 11848, dated November 15, 2024,

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Walker Family Holdings, LTD <u>8100 Walker Ranch Rd</u>	Grantee's Name	Jimmy M. Havranek Shannon R. Havranek
Mailing Address	<u>Ransom, AL 35126</u>	Mailing Address	<u>1090 Eagle Valley Dr</u> <u>Birmingham, AL 35242</u>
Property Address	Hwy 47 Shelby, AL 35143	Date of Sale	August 28, 2025
		Total Purchase Price	\$231,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<u>      </u> Bill of Sale	<u>      </u> Appraisal
<u>xx</u> Sales Contract	<u>      </u> Other
<u>      </u> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 25, 2025

Print Walker Family Holdings, LTD

       Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/28/2025 03:19:36 PM  
\$259.00 BRITTANI  
20250828000266130

Form RT-1

*Allen S. Bayl*